



SAFE HOME / LEADS SAFE CHARLOTTE
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

BID OPENING CERTIFICATION RECORD

Date of Bid Walk: 8/2/18 Due Date: 8/2/18 HNS 19-1

Public Body Estimate

Address	PBE Amount	PBE -15%	+15%
526 BOWMAN RD.	37,689	32,036	43,342

Bid Results

Addresses	Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5
526 BOWMAN RD.	SIGMA 39,900	SCHULTE 39,270	ADROIT 41,526.63	JASPER 41,950	

Bid Walk Attendees

ADROIT	SIGMA	
SCHULTE	JASPER	
GHC		
YOSHUA		

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC.

Bids Opened By: Amanda Wood

Bids Recorded By: [Signature]

Witnessed By: _____

Date: 8/9/18

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **526 Bowman Rd.** to be funded through the City of Charlotte Neighborhood & Business Services, In addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

[Signature] Dollars (\$ 39,270)
Written total

Specs Dated: 7/13/18 Number of Pages: 12 pages

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date - September 24, 2018

Completion Deadline: October 26, 2018

Please Print and Sign:

Ed Schum

Company Name/Firm:

Schultz Constr

Authorized Representative Name:

Ed Sch

Signature:

[Signature]

Date:

8-8-18

Work Specification

Response Due: 7/13/2018 3:00 pm

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 526 Bowman Rd.
Charlotte, NC 28208

Owner: Joanne Smith

Owner Phone: (980) 230-8816

Structure Type: Single Unit

Program(s): Tested- HAS LEAD

Square Feet:

LeadSafe 2016

Year Built: 1950

SH FY18 Not Ranked

Property Value:

Tax Parcel: 14513410

Census Tract:

Property Zone:

Repairs

Description

Floor Room

Exterior

Permits Required

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: X = 650.00
Base Quantity Total Cost

Portable Toilet

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: X = 200.00
Base Quantity Total Cost

Trash Removal

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: X = 600.00
Base Quantity Total Cost

U

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Crawl Space Access Door

Remove existing crawl entry door and dispose of properly.

PAINTED MATERIALS ARE COATED WITH LEAD BASED PAINT, USE LEAD SAFE WORK PRACTICES.

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

Electric Service 200 AMP

Building Systems

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.

Install GFCI breakers on all existing receptacle circuit.

Install GFCI/AFCI combination breakers on all existing receptacle circuits servicing bedrooms.

INCLUDES REPAIR OF VINYL SIDING AT SERVICE AS NECESSARY.

Smoke Detectors Hard Wired

Building Systems

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Detector in the hall way shall be a combination smoke and CO detector.

Add Outlet Circuit

Electrical

Add new outlet circuit with two outlets in each bedroom and three outlets in the living room. Protect circuit with an AFCI breaker.

Scope Includes repair of all damage to finished surfaces.

Work Specification - City of Charlotte Housing & Neighborhood Services

7/13/2018

Work Specification

Replace Receptacles, Switches, and Plates

Building Systems

Replace all receptacles, switches and cover plates throughout entire house EXCEPT IN CODE DEFINED DAMP LOCATIONS.

APPROXIMATELY 14 EXISTING RECEPTACLES. SIMILAR NUMBER OF SWITCHES.

All new receptacles shall be three prong. Note that the service panel line item specifies GFCI and AFCI protection on receptacle circuits so it is not necessary to pull a third wire. Receptacles must be labeled as required by Code.

Repair any damage to finish materials caused by this work.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

900.00

LAUNDRY

Dryer Circuit

Remove existing dryer outlet and wiring.

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit at designated new location. Repair all wall tear out required.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

250.00

Laundry

GFCI Receptacle

Install a GFCI receptacle in the existing outlet box.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

55.00

KITCHEN

GFCI Receptacle 20 AMP

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate on a new circuit over the counter top to the left of the sink. Fish wire and repair all tear out as needed.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

250.00

Exterior

GFCI Device Exterior

Install surfaced mounted ground fault circuit interrupt receptacles in weather proof in use covers to code at both the front and rear entry doors.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

200

FRONT PORCH

Light Fixture Exterior

Replace two front porch lights with UL approved, LED light fixtures of similar design.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

75

Work Specification

Florescent Light Fixture with Cover

Kitchen

Remove existing ceiling fan and dispose of properly.

Install an Energy Star rated 4' florescent fixture with 4 tubes and a wrap around shade. Materials and Installation shall conform to the Construction Standards and the Electrical Code.

Bld Cost:		X	=	100.00
	Base		Quantity	Total Cost

Remove Tub and Surround and Install Shower with Grab Bars

Bathroom

Remove existing tub and surround, including valve and drain and dispose of properly.

Insulate open exterior wall cavity with R-13.

Install blocking for three grab bars at locations determined by rehab specialist and home owner.

Install a fiberglass shower pan with a built in seat. Pan must be pre-approved by City rehab specialist.

Install cement tile backer board and a ceramic tile surround.

Install new drain and mixing valve with all associated plumbing lines. Mixing valve shall be located in the center of the long wall of the shower to be accessible from a seated position. Install a diverter valve with a handheld sprayer beside the mixing valve. Shower head shall be located as normal. Install grab bars at designated locations.

Install tempered glass sliding shower doors.

All materials and work shall comply with the Construction Specifications and the Plumbing Code.

Bld Cost:		X	=	4100.00
	Base		Quantity	Total Cost

Hose Bibb

Building Systems

Install frost free bronze hose bibbs on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.

Replace approximately 20 linear feet of existing galvanized supply line with PEX to existing CPVC.

Replace existing hose bibb at front of house and add hose bibb at rear of house.

TWO TOTAL

Bld Cost:		X	=	750
	Base		Quantity	Total Cost

5

Work Specification

Range Hood Exterior Vented

Kitchen

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

INSTALLATION INCLUDES BOXING IN THE DUCTWORK BETWEEN THE CABINET AND THE CEILING TO PRODUCE A FINISHED APPEARANCE THAT BLENDS WITH THE SURROUNDING MATERIALS.

Bid Cost: X = 750
Base Quantity Total Cost

Re-Work Front Steps and Sidewalk

General Requirements

Water currently pools around the sidewalk at the base of the front porch steps. To correct this problem:

*remove the front steps

*remove the sidewalk back to the first control joint

* install a 4" PVC pipe in front of the porch foundation to allow water to flow from the right side of the house to the left side and around the house

* pour a new section of sidewalk from the control joint to the porch foundation. Angle of the sidewalk shall be sufficient to insure positive drainage away from the porch.

* build a new brick step on top of the sidewalk to provide two equal risers from the sidewalk to the porch walking surface.

*regrade around porch and sidewalk as necessary to insure water flow to and around the left side of the house.

*seed and straw disturbed areas.

Bid Cost: X = 2100
Base Quantity Total Cost

Masonry Patch & Repoint

Exterior

Install bricks where missing. Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Reinstall any flashings, tool concave joints and clean brick face.

Bid Cost: X = 440
Base Quantity Total Cost

Seal Foundation

Exterior

Seal foundation where the sewer pipe penetrates the foundation from the interior using hydraulic cement.

Pump any standing water out of crawl.

Add sufficient topsoil to the exterior of the foundation to insure positive drainage away from the area where the sewer line penetrates the foundation. Seed and straw disturbed areas.

Bid Cost: X = 120
Base Quantity Total Cost

Work Specification

Vinyl Windows

Living Room

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

THE EXISTING BAY WINDOW CONSTRUCTION IS TO BE COMPLETELY REMOVED AND THE SIDING REPAIRED AS NECESSARY. USE SIDING FROM THE REAR OF THE HOUSE TO INSURE AN EXACT MATCH IN COLOR.

New windows will be installed flat in the plane of the front wall. Large picture window in center with small single hung windows on both sides.

Scope also includes replacing small vinyl window to the left of the fireplace.

NO GRIDS IN WINDOWS

$$\begin{array}{rcccl} \text{Bid Cost:} & & \text{X} & & = & 1800 \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

Vinyl Window

Bedroom front

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

2 WINDOWS IN FRONT WALL ONLY
NO GRIDS IN WINDOWS

$$\begin{array}{rcccl} \text{Bid Cost:} & & \text{X} & & = & 1000.00 \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

Vinyl Window

Bedroom

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

REPLACE OLDER VINYL WINDOW ONLY.

NO GRIDS IN WINDOWS

$$\begin{array}{rcccl} \text{Bid Cost:} & & \text{X} & & = & 450 \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

Work Specification

Repair Window

Kitchen

Repair window over kitchen sink to open and close smoothly and to lock properly.

Bid Cost:	_____	X	_____	=	25
	Base		Quantity		Total Cost

Repair Window

Bathroom

Repair window to open and close smoothly and to lock properly.

Bid Cost:	_____	X	_____	=	25
	Base		Quantity		Total Cost

Re-Configure Laundry Room

Laundry

The present laundry room was a poorly done and incomplete renovation of the back porch begun by the previous owner. It will not readily accommodate both a washer and a dryer. To make the laundry room truly functional, we will be removing the existing exterior door to the deck and closing the opening. The following items are required to complete the re-working of the laundry room:

*Remove existing exterior door and storm door at the laundry room. Save storm door for re-installation.

*Frame in door opening, install 7/16" OSB on the exterior, insulate the open wall area with R-13, and hang and finish 1/2" drywall to blend with the surrounding wall surfaces.

*Install baseboard

*Replace vinyl siding on exterior of wall to match existing siding as close as possible.

*Remove existing floor covering to the transition strip at the refrigerator. Remove underlayment to the subfloor. Level subfloor as necessary to provide smooth flooring transitions to the kitchen and the den.

*Install interlocking vinyl plank flooring. Owner's choice of pattern and color.

Bid Cost:	_____	X	_____	=	2200
	Base		Quantity		Total Cost

DEU

Remove window in den.

Hang and finish drywall on interior side as necessary to blend with surrounding wall surfaces.

Repair baseboard as necessary.

Repair vinyl siding on the exterior to blend with the existing as close as possible.

Re-install storm door.

CRAWL SPACE

Slister four mold damaged floor joists full length with pressure treated, 2 x 12s in the area underneath the living room at the front entry.

Patch, Finish, Prep & Paint Room Semi Gloss

Kitchen

Remove vents above washing machine and patch wall. Fill holes and cracks. Repair all rough, damaged, or unfinished wall and ceiling surfaces and sand to a feather edge.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bld Cost: _____ X _____ = _____
 Base Quantity Total Cost

Work Specification

Patch Plaster, Prep & Paint Room

Bedroom front

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks.

Repair rough areas to produce a smooth paintable surface.

Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex.

Replace or uncover hardware, fixtures and accessories. Covering and moving furniture as required shall be included.

PAINTING SCOPE INCLUDES WALLS, CEILINGS, ALL TRIM AND DOORS. CLOSET INTERIORS ARE EXCLUDED.

Bid Cost:	<u> X </u>	=	<u>800</u>
	Base	Quantity	Total Cost

Patch Plaster, Prep & Paint Room

Bedroom

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks.

Repair rough areas to produce a smooth paintable surface.

Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex.

Replace or uncover hardware, fixtures and accessories. Covering and moving furniture as required shall be included.

PAINTING SCOPE INCLUDES WALLS, CEILINGS, ALL TRIM AND DOORS. CLOSET INTERIORS ARE EXCLUDED.

Bid Cost:	<u> X </u>	=	<u>800</u>
	Base	Quantity	Total Cost

Prep & Paint Room Semi Gloss

Bathroom

Remove or cover hardware and accessories not to be painted.

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks and sand to produce a smooth paintable surface. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

PAINTING SCOPE INCLUDES WALLS, CEILING, ALL TRIM, AND DOORS.

Bid Cost:	<u> X </u>	=	<u>800</u>
	Base	Quantity	Total Cost

Work Specification

BATHROOM

Interlocking Vinyl Plank Flooring

Install 25 year warrantied interlocking vinyl plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

INCLUDES RE-INSTALLATION OF COMMODE WITH NEW WAX SEAL.

Bld Cost: _____ X _____ = 450
Base Quantity Total Cost

Interlocking Vinyl Plank Flooring

LIVING ROOM

Install 25 year warrantied interlocking vinyl plank floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bld Cost: _____ X _____ = 1400
Base Quantity Total Cost

Cabinet Repair

Kitchen

Repair base cabinet under kitchen sink by installing plywood bottom. Finish with white semi-gloss low-VOC paint.

Bld Cost: _____ X _____ = 50
Base Quantity Total Cost

Counter Tops Replace

Kitchen

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

Bld Cost: _____ X _____ = 400
Base Quantity Total Cost

Replace Range

Kitchen

Remove existing range and dispose of properly.

Install a new four burner 30" electric range. Owner's choice of color.

INSTALLATION INCLUDES CHANGING PLUG AS NECESSARY TO ACCOMMODATE NEW RANGE CORD.

Bld Cost: _____ X _____ = 600
Base Quantity Total Cost

Adjust Door

Bedroom

Adjust door to latch and lock properly without scrubbing on frame.

Bld Cost: _____ X _____ = 20
Base Quantity Total Cost

Work Specification

Vinyl Siding - Repair

Exterior

Replace three damaged vinyl corner posts.

Bld Cost: _____ X _____ = 800
Base Quantity Total Cost

Power Wash Siding

Exterior

Vinyl Siding & trim. Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to avoid damage to siding materials.

Bld Cost: _____ X _____ = 100
Base Quantity Total Cost

Seamless Aluminum Gutter & Downspouts - Install

Building Systems

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

Install at least 5 linear feet of drain line to each downspout to direct water away from foundation.

FRONT ONLY!

Bld Cost: _____ X _____ = 750
Base Quantity Total Cost

Exterior Handrails

Porch

Remove existing handrails. Dispose of properly. Re-install handrails to current building code using treated lumber. Size & dimensions to code.

Bld Cost: _____ X _____ = 400
Base Quantity Total Cost

Foundation Vent Screen

Exterior

Replace 3 old foundation vents with solar powered vents.

Bld Cost: _____ X _____ = 200
Base Quantity Total Cost

Certification

Contractor Name:

Schuy Construction

Total Cost:

39270

Signature:

[Signature]

Date:

8-8-18